



## CITY OF UPLAND | PLANNING DIVISION

### NOTICE OF AVAILABILITY (NOA) of a DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) Villa Serena Specific Plan Project (SCH# 2022020150)

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City of Upland, acting as the Lead Agency, is releasing for review and comment to all agencies, organizations and interested persons, a Draft Environmental Impact Report (EIR) for the Villa Serena Specific Plan Project (project).

**Project Title:** Villa Serena Specific Plan Project (SCH# 2022020150)

**Project No(s):** General Plan Amendment No. GPA-23-0002; Zone Change No. ZC-23-0002; Specific Plan No. SP-23-0002; Tentative Tract Map No. TT-23-0001; Development Plan Review No. DPR-23-0002; and Environmental Assessment Review No. EAR-23-0003.

**Project Location:** The project site encompasses the existing, 20.3-acre 15th Street flood control detention basin (basin) located south of the Upland Hills Country Club in the central-eastern portion of Upland in San Bernardino County (Assessor's Parcel Numbers [APNs] 1045-121-04 and 1045-151-35.) (See attached Vicinity Map).

**Project Description:** Development on the eastern 9.16-acre portion of the 15th Street flood control basin consisting of 65 single-family residences, private community facilities, and ancillary features/improvements; modification of 6.85 acres of the 15th Street flood control basin east of the proposed residential development to retain the basin's stormwater and flood control capacity; the extension of 15th Street from southwest corner of the project site to the Campus Avenue; and development of a 0.15-acre public pocket park on 15th Street near the north end of Fernando Avenue. A 4.29-acre area at the extreme eastern boundary of the basin would remain unaffected by project activities.

**Public Meeting Dates:** Public hearing(s) for the Upland Planning Commission and the Upland City Council to review and consider the project will be held upon completion of the public review period. The public hearings will be held in Upland City Hall Council Chambers, 460 N. Euclid Avenue, Upland, CA 91786. The date of any required public hearings will be determined at a later time and will be posted pursuant to City Guidelines and Section 15002 of the CEQA Guidelines.

**Public Review Period:** The Draft EIR is being circulated for a public review period beginning May 28, 2024 and ending on July 11, 2024, pursuant to Section 15105(c) of the CEQA Guidelines. Persons commenting on the Draft EIR are urged to submit their comments in writing. Comments should be mailed or delivered to the City, at the address below no later than 6:00 PM on Thursday, July 11, 2024. Submittal of written comments via e-mail is also acceptable. Please submit comments to:

**Via Mail:** Joshua Winter, Senior Planner  
City of Upland  
Development Services Department  
Planning Division  
460 N. Euclid Avenue  
Upland, CA 91786

**Via Email:** [jwinter@uplandca.gov](mailto:jwinter@uplandca.gov)  
Subject: Villa Serena Specific Plan Project

To ensure appropriate delivery of your email, please reference "Villa Serena Specific Plan Project" in the subject line of your email. Thank you.

**Environmental Review:** The Draft EIR has been prepared for this project pursuant to the CEQA Guidelines. The Draft EIR determined impacts related to biological resources, noise, and tribal cultural resources would be potentially significant. The implementation of mitigation measures identified in the Draft EIR reduced these impacts to a less than significant level. Impacts related to all other environmental topics were determined to have, (1) no impact OR, (2) a less than significant impact, and did not warrant mitigation.

**Copy of Draft IS/MND:** The Draft EIR, including supporting technical appendices, is available to the general public at Development Services Department/Planning Division counter, located at Upland City Hall, 460 N. Euclid Avenue, Upland, CA 91786, Monday through Thursday from 8:00 AM to 6:00 PM, excluding holidays and at the Upland Public Library, located at 450 N. Euclid Avenue, Upland, CA 91786, during normal operating hours. The Draft EIR is also available for review on the City's website at <https://www.uplandca.gov/environmental-review>.

#### City of Upland

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# Villa Serena Specific Plan Project Vicinity Map



## LEGEND

- Project Site Boundary
- Residential Development Area
- Conservation Area
- Modified Basin
- 15th St Extension and Public Improvements